

2024018462 00079

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 06/07/2024 12:50:54 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3810
PG: 1296 - 1298

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00 (NTC)

Parcel Identifier No.: 6849-67-6042.000

Mail after recording to: Peter Johnson and Leslie Johnson, 263 Garden Place, Oradell, NJ 07649

This instrument was prepared by: Roberson, Haworth & Reese, PLLC, 300 North Main Street, 300, High Point, NC 27260
 No title examination was requested or performed by the drafting attorney

Brief Description from the Index: Lot 117E, Block 5156

THIS DEED made this 5 day of April, 2024, by and between

GRANTOR

Tristan R.M. Fitzpatrick

 1227 Huntingdon Road
 Winston-Salem, NC 27104

GRANTEE

Peter Johnson and Leslie Johnson, a married couple

 Property Address: 155 Sheets Trail, Germanton, NC 27019

 Mailing Address: 263 Garden Place, Oradell, NJ 07649

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Germanton, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

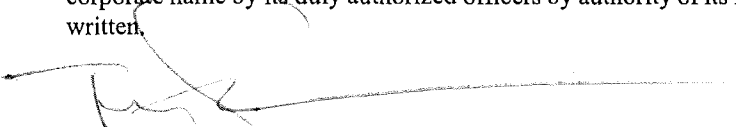
On or about December 7, 2023, a Deed was recorded in Book 3764, Page 3264, Forsyth County Registry purporting to convey the herein described property to the Grantor. Grantor was unaware at the time, but now recognizes that said deed was not executed by the owner of the herein described Property. Grantor now wishes to clarify ownership and convey any and all interest he may have in the property back to Peter and Leslie Johnson. This Deed is intended to effectuate that intent.

submitted electronically by "Roberson, Haworth & Reese, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the Property herein described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Tristan R.M. Fitzpatrick

STATE OF NORTH CAROLINA
COUNTY OF Rockingham

I, Kellie Cliborne, Notary Public, do hereby certify that Tristan R.M. Fitzpatrick personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 5 day of April, 2024.

Kellie Cliborne
Official Signature of Notary
Printed or typed name of Notary
Kellie Cliborne
My Commission Expires: 11/29/2025

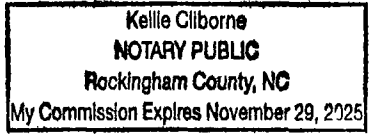


Exhibit "A"

BEGINNING at a point located in the center of a 60 foot wide easement, said point being located the following courses from a stone in a stump hole marking the southwest corner of Vernon E. Artman, et al (DB 778, PG 249), South 46 degrees 38 minutes 26 seconds West a distance of 252.73 feet; North 14 degrees 15 minutes 15 seconds West a distance of 532.55 feet to the Beginning point, said point also being the southeasternmost corner of Tract 8 as shown on an unrecorded plat prepared by Wayne Horton, RLS, entitled "John Mark Sheets & Laura N. Sheets", thence from said Beginning point with the centerline of the 60 foot wide easement South 14 degrees 15 minutes 15 seconds East a distance of 311.50 feet to a point and being a common corner with Tract 5 of the above referenced plat; thence with the northwest boundary of Tract 5 South 43 degrees 48 minutes 11 seconds West passing over an iron at 35.35 feet and continuing 1109.01 feet for a total distance of 1144.36 feet to an iron; thence North 1 degree 26 minutes 43 seconds East a distance of 978.18 feet to an iron located in the south boundary of Tract 7 of the above referenced plat; thence with the south boundary of Tract 7 North 77 degrees 46 minutes 3 seconds East passing over an iron marking the southwest corner of Tract 8 at 381.17 feet and continuing with the south boundary of Tract 8 325.59 feet for a total distance of 706.76 feet to the point and place of Beginning, containing 11.184 acres, more or less, and being a portion of the property described in DB 1975, PG 533, Forsyth County Registry. The above described property is designated as Tract 6 on an unrecorded plat entitled "Survey for John Mark Sheets and Laura N. Sheets", prepared by K. Wayne Horton, RLS, dated November 21, 1997 and revised February 3, 2000. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

EASEMENT NO. 1: Being a 40 foot wide easement known as Wagoner Mill Road extending from Stafford Mill Road in a southeasterly direction to a 60 foot wide easement and being more particularly described in DB 1656, PG 4128 and DB 1975, PG 543, Forsyth County Registry.

EASEMENT NO. 2: Being a 60 foot wide non-exclusive, perpetual and appurtenant easement for the purpose of ingress, egress, regress and utilities access extending from the southern terminus of the above described 40 foot wide easement to the north boundary of the above described 11.184 acres tract, the centerline of which being more particularly described as follows: Beginning in the northeasternmost corner of Tract 9 of the above referenced plat, thence from said Beginning point South 17 degrees 45 minutes 27 seconds East 69.81 feet to a point; thence South 3 degrees 35 minutes 20 seconds East 337.65 feet to a point; thence South 08 degrees 49 minutes 37 seconds East 745.32 feet to the northeast corner of the above described 11.184 acres tract; thence with the east boundary of said tract South 14 degrees 15 minutes 15 seconds East 311.50 feet to the southeast corner of the above described tract.

Tax Parcel Number: 6849-67-6042.000

Property Address: 155 Sheets Trail, Germanton, NC 27019